



COMMUNITY DEVELOPMENT DEPARTMENT

510-B Pioneer Street | PO Box 608 | Ridgefield, WA 98642
(360) 887-3908 | Fax: (360) 887-2507 | www.ridgefieldwa.us

DEVELOPMENT SUMMARY July 2024

Building Department

Summary of building permits by year

Building Permits	2020	2021	2022	2023	2024 (YTD)	July
Total permits	1,728	1,716	871	524	515	63
Commercial/ industrial permits	62	22	30	29	21	4
New home permits	670	648	361	243	169	12
Miscellaneous permits	996	1,046	480	252	325	47
Residential building permit application and review fees	\$2,343,979	\$2,162,995	\$1,228,318	\$997,334	\$811,488	\$62,411
Total building department receipts	\$16,157,889	\$17,239,951	\$11,611,356	\$9,137,506	\$6,036,159	\$549,949

Approved & Under Construction Commercial Building

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
October	Pioneer Village Bldg 3 - Shell Only	12,106	853,836	Issued

2022 Approved & Under Construction Commercial Building: 1 project

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
July	Pioneer Village Bldg 11 – Shell Only	4,666	458,108	Issued
August	Mountain View Dental – Shell Only	8,445	922,189	Issued
August	Ridgefield RV Storage & More – Office	2,328	338,879	Issued
October	Parr Lumber Yard Expansion	5,911	616,964	Issued
October	Clark College	50,299	8,004,563	Issued
November	Ridgefield RV Storage & More Building C	24,360	2,654,022	Issued

November	Ridgefield RV Storage & More Building D	14,210	1,458,514	Issued
November	Ridgefield RV Storage & More Building E	11,200	1,434,496	Issued

2023 Approved & Under Construction Commercial Building: 8 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
January	DT DC7 HVAC Retrofit for Dollar Tree	900	59,832	Issued
March	Hillhurst Commercial Center Shell Only - Bldg B	7,275	919,095	Issued
April	Costco Warehouse	160,812	22,116,475	Issued
April	Costco Fuel Facility	9,010	1,621,223	Issued
May	United Natural Foods Inc	1,480	110,422	Issued
July	Legacy Trails Retail Ph 3 Shell Only	17,160	2,381,465	Issued

2024 Approved & Under Construction Commercial Building: 6 projects

Approved & Under Construction Commercial Tenant Improvement

(2022) Month Approved	Project	Square Footage	Building Valuation	Status
May	Carts By The Park Cover	768	37,471	Issued

2022 Approved & Under Construction Commercial Tenant Improvement: 1 project

(2023) Month Approved	Project	Square Footage	Building Valuation	Status
April	JoJo's PV Bldg 3	1,529	134,797	Issued
May	Arktana/Bigfoot Mnt Outfitters PV Bldg 3	3,417	301,243	Issued
July	Albertson's Central Fill	49,701	1,500,000	Issued

2023 Approved & Under Construction Commercial Tenant Improvement: 3 projects

(2024) Month Approved	Project	Square Footage	Building Valuation	Status
February	Neighborhood Ridgefield Refuge	1,344	80,000	Issued
March	AT&T PV Bldg 11	894	78,815	Issued
April	Ridgefield Physical Therapy	3,520	625,891	Issued
June	Mountain View Dental	4.084	739,939	Issued
June	8 Cow Creamery PV Bldg 8	2,206	291,038	Issued
July	Dr. Smith Dental Office PV Bldg 3	3,106	381,168	Issued
July	PPG Ridgefield – Restroom Upgrades		20,000	Issued
July	BTB Solutions – Bathroom addition		40,000	Issued

Pending permits

Type of permit	Total
Home Permits pending	24
Commercial/industrial pending	29
Commercial Tenant Improvement	2
Miscellaneous pending	73
Grand total for all pending permits	128

Subdivisions with issued building permits

Subdivision	Issued permits	Total lots
Seven Wells Ph 3	103	104
The Reserve at Seven Wells	36	63
Taverner Ridge Ph 5	8	10
Greely Farms Ph 2A	85	89
Greely Farms Ph 3A	22	79
Greely Farms Ph 3B	4	100
Kemper Grove Ph 2	46	48
McCormick Creek Ph 2	40	42
Journey's Edge	3	6
Sanderling Park Ph 2A & 2B	1	26
Ridgefield Heights Ph 1 & 2	100	105
Paradise Pointe Ph 2	10	21
Paradise Pointe Ph 3	32	82

Planning Department

Pre-application conferences

Name	Description	Size	Location	Date of conference	Status
Royle Ridge Phase 1 PLZ-24-0049	Gas station with convenience store and a drive-thru bank		Corner of Pioneer and Royle	August 13th 1:00pm	Under Review

Projects under review

Name	Description	Size	Location	Key dates	Status
Jubilee Tea House Sign (PLZ-22-0100)	Adhere Vinyl lettering to building	0.2 ac	321 N 3 rd Ave	Incomplete Aug 10 th	Awaiting resubmittal
RSD New Elementary School Final Site Plan (PLZ-19-0116)	Final Site Plan	27.36 ac	7025 N 10TH ST	Submitted Oct 24 th	On Hold
Holsinger Mixed Use (PLZ-19-0057)	Final Site Plan			Submitted April 30 th	On Hold
Prairie Yard Expansion SPR & SEPA, PLZ-23-0050	Site Plan, SEPA		27050 NE 10th Avenue	Submitted July 13 th	Awaiting Resubmittal
IQ Credit Union (PLZ-23-0074 - 0078)	Site Plan, Variance, Critical Areas, SEPA		Near 5284 Pioneer St	Sep 25 th	NOD issued July 17th
Cloverhill PUD Phase 3B & 10 PDR, PLZ-23-0095	Type II Post Decision Review		2067 S Royal Rd	Oct 27 th	Under Review
Panda Express Site Plan (PLZ-23-0100)	Site Plan		URTC	Dec 12 th	Awaiting Resubmittal
McDonalds Site Plan (PLZ-23-105)	Site Plan		213971000	Dec 14 th	Awaiting Resubmittal
Discovery Ridge Phase 2A (PLZ-24-0011)	Site Plan		986052544, 986052544, 986052542, 986052541	March 14	Awaiting Resubmittal
50th Avenue Roundabout and Pioneer Street Widening, PLZ-24-0020-0021	Critical Areas and SEPA Review			Submitted April 30	Under Review
Lahti Binding Site Plan, PLZ-24-0017	Binding Site Plan		5145 & 5395 Pioneer S	Submitted April 17 th	NOD Issued July 22nd
Marechal Meadows Plat PLZ-24-0022	Final Plat		986067097	Submitted May 2 nd	Awaiting resubmittal
Pepsi Wall Sign North PLZ-24-0039	Sign Permit		S 219 S Timm Rd	Submitted June 22nd	NOD Issued July 16th
50th Ave Roundabout & Pioneer St Widening PLZ-24-0020 - 24-0021	Critical Area & SEPA		Pioneer St between Royle RD & 56th Ave	Submitted April 30 th	Under Review
URTC Binding Site Plan PLZ-24-0035	Binding Site Plan		URTC	Submitted June 6 th	Under Review
Dominos Wall Sign PLZ-24-Sign Permit			110 S 65th Ave	Submitted June	NOD Issued July 1st

0031			3 rd	
Bartlett Shop (PLZ-24-0037)	Type III Nonconforming Use	126 N 8 th	Submitted June 11	Approved by Hearings Examiner July 31st
Raptors Park (Frank Subdivision) PLZ-24-0036	Annexations	215876000, 215875000, 216472000 and 216457000	Submitted June 6 th	Under Review
Costco Fuel Signs PL-24-0031	Wall Sign	519A N 56TH PL	Submitted May 15th	NOD Issued July 16th
Costco Warehouse Signs PLZ-24-28	Wall Sign	519A N 56 th Place	Submitted May 15 th	NOD Issued July 16th
IQ Wall Sign PLZ-24-0043	Wall Sign	5304 Pioneer St	Submitted July 2 nd	NOD Issued July 30th
Parr Lumber Signs PLZ-24-0041	Wall Sign	1111 S Timm Rd	Submitted July 3 rd	NOD Issued July 30th
AT&T Cell Tower Modification, PLZ-24-0042	Type I Minor Site Plan	5617 S 6TH WAY	July 9 th	Under Review
Extra Mile Sign PLZ-24-0047	Wall Sign	5801 Pioneer	July 22 nd	Under Review
PLZ-24-0048 Eight Cow Creamery Sign	Wall Sign	4723B S Settler Dr	July 23rd	Under Review
Paradise Pointe Lot 91 Admin Adj, PLZ-24-0040	Admin Adjustment	4211 N 11th Way	June 25 th	NOD Issued July 23rd
Paradise Pointe Lot 99 Admin Adj, PLZ-24-0040	Admin Adjustment	4211 N 11th Way	June 25 th	NOD Issued July 23rd
Young-Higgins Property, PLZ-24-0046	Short Plat	2307 NW Carty	July 10th	Under Review
Paskin Solarium Variance & Admin Adjustment, PLZ-24-00045	Variance	2624 21 st Ct	July 29 th	Under Review

Engineering Department

Projects under review

Name	Description	Size	Location	Status
Greely Phase 2B ENG-22-0116	Residential Development	9.14 Acres	NE 10 th Ave	Waiting Resubmittal

Greely Phase 2C ENG-22-0087	Residential Development	59.21 Acres	NE 10 th Ave	Waiting Resubmittal
Paradise Pointe ENG-23-0084	Extension of N 13 th St Crossing		N Royle Rd	On Hold
Sanderling Park Ph 4 ENG-23-0111	Residential Development	73 Acres	NW Hillhurst Rd	Waiting Resubmittal
RSD New Ridgefield Elementary School ENG-24-0011, ENG-24-0010	Commercial Development	27.36 Acres	N 10 th St	Waiting Resubmittal
RHS Voc Ed Building ENG-24-0012, ENG-24-0013	Commercial Development	32.10 Acres	Hillhurst Road	Waiting Resubmittal
iQ Credit Union ENG-24-0018, ENG-24-0019	Commercial Development		Pioneer St	Waiting Resubmittal
Chevron Expansion ENG-24-0027, ENG-24-0028	Commercial Development		Pioneer St	Waiting Resubmittal
URTC 1 - Pads E & F ENG-24-0040, ENG-24-0041	Commercial Development	5.09 Acres	5694 Pioneer St	Under Review
Discovery Ridge Ph 3B Lot 21 ENG-23-0104	Commercial Development	1.01 Acres	411 S 47 th Ave	Waiting Resubmittal
McDonalds ENG-23-0120	Commercial Development	0.88 Acres	8307 Pioneer St	Waiting Resubmittal
Quail Ridge ENG-24-0048	Residential Development	20 Acres	S 15 th St	Waiting Resubmittal
Urban Downs II - Ph 2&3 ENG-24-0037	Residential Development	33.49 Acres	NE 10 th Ave	Waiting Resubmittal
Tri Mountain Station North & South ENG-22-0061	Commercial Development	15.69 Acres	S 65 th Ave	On Hold
Wind River Way ENG-23-0042, ENG-23-0041	Residential Development	5.70 Acres	S Wind River Way	Under Review
Allied Pipe Yard Expansion ENG-24-0058, ENG-24-0063	Commercial Development	3.9 Acres	766 S 74 th Place	Under Review
Carty Road Pump Station ENG-24-0066, ENG-24-0068	Residential Development		2307 NW Carty Rd	Under Review
Paradise Pointe PUD Ph 6-10 ENG-24-0075	Residential Development		Royle Road	Under Review

Projects under construction

Name	Description	Size	Location	Status
Costco/URTC, ENG-24-0002, ENG-23- 0043	Commercial Development	12.4 Acres	Pioneer St	Under construction
Seven Wells Ph 6, ENG-22-0132	Residential Development	15.3 Acres	Royle Rd	Under construction
Urban Downs Ph 2	Residential Development	33.49 Acres	NE 10 th Ave	Under construction
Paradise Pointe Ph 1	Residential Development	108.11 Acres	N 35 th Ave	Under construction
Paradise Pointe Ph 2	Residential Development	See Ph 1	N 35 th Ave	Under Construction
Paradise Pointe Ph 3	Residential Development	See Ph 1	N Royle Rd	Under Construction
Residence at Ridgefield	Multi Family Residence	2.02 Acres	6625 Pioneer St	Under Construction
Ridgefield Heights Ph 3-5	Residential Development	70.45 Acres	S 25 th Pl	Under Construction
Ridgefield Gateway Ph 1	Commercial Development	5.72 Acres	Pioneer St	Under Construction
Paradise Pointe Ph 4-5 ENG-23-0117	Residential Development	18 Acres	Royle Rd	Grading
Keller Supply Expansion ENG-23-0085, ENG-23- 0086	Commercial Development	3.651 Acres	65 th Ave	Under Construction
Ridgefield Corporate Park aka PacTrust ENG-23-0081	Commercial Development		5145 Pioneer St	Under Construction
Greely Phase 2B	Residential Development		279 th Street/ NE 10 th Ave	Grading
Greely Phase 2C	Residential Development		279 th Street/ NE 10 th Ave	Grading